



Enfield, 5 Cross Street

Bright and Just so Right



Auction Location: on site

Auction

Wed 2nd Oct @ 11:00AM

View

Sat 21st Sep @ 11:30AM - 12:15PM

Contact

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Looking for a full, family sized home with room to move and low maintenance? Searching for a home that will grow in value, yet hoping to find your special place without venturing too far north or south of the city? This is perfectly nestled between Prospect and Broadview, is a 10-min drive to the city and has easy access to regular public transport. Here you can secure a larger home and not compromise on open space. Sought after in this exciting area of urban redevelopment, it's your chance to buy a well designed and built home to secure your future. Ideal for families, singles, couples, retirees and investors alike, this home is move-in ready and requires no additional work. Neat as a pin and no need to step into a development role, it's ready for you, a very manageable size with loads of upside.

The size will surprise - "almost acres" of large format tiles with soft carpets to the three



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bedrooms and relaxing cool tones so no clash with any style or purchaser's decor ideas!

Currently it's disposed as three bedrooms, a centrally located lounge or study zone with courtyard access, plus open plan kitchen, meals and family area, leading onto a covered, outdoor alfresco dining or entertaining area.

The master bedroom is generous with a walk in robe and ensuite, with inbuilt robes in the other bedrooms. The kitchen with breakfast bar is a delight, overlooking meals and family area. Air conditioning for the "Just Right " feeling is ducted gas heating and evaporative cooling.

The rear courtyard and gardens are minimal but you can start to create your own version of a tranquil or even orchard-like home garden, so mow it and leave it or go crazy with so much space. You have a single, auto entry garage with internal access and a rear roller door, giving capacity to pull through a van or trailer into the courtyard if required. Look at the developments nearby, it's an indication of the resurgence of investment in this southern pocket of Enfield - so good to be part of the changing face of Enfield - a chance to get in before, like so many other city fringe suburbs, it leaps ahead of your budget! Position is key to the high demand being experienced in Enfield and surrounding suburbs.

Close to the North Adelaide and Prospect shops and cafes, easy access to the Adelaide Oval Precinct, it has great access to services and facilities. Close to the Broadview Oval, Prospect Oval, Lightsview Sports and Community Centre and St Albans Athletics facility, there are plenty of options for activity and community engagement. This part of Enfield is brilliantly serviced by Northpark Shopping Centre, Regency Plaza and Sefton Plaza, with Churchill Road and Greenacres a short drive away. Catch up for coffee, casual meals or dining favourites, First Things First Coffee, Cafe Di Villi, Marcellina, Gopi Ka Chatka, Olives Pakistan & the Hotel Enfield, all local, popular and very convenient.

Zoned for Roma Mitchell Secondary College, close to both OLSH and Blackfriars Colleges, and an easy bus ride to access city schools. Access unzoned to Enfield, Blair Athol, Hampstead or Prospect North Primary Schools, with St Gabriel's nearby.

Seriously generous, the home has it all and you'll be pleasantly surprised at this fresh and inviting home - Make it your own!

AUCTION: Wednesday 2nd October at 11am, on site (USP)

(\$700,000)

CT: Volume 6062 Folio 988

Council: Port Adelaide Enfield

Council Rates: \$1,222.50 per annum (approx)

Water Rates: \$178.12 per quarter (approx)

Land Size: 364 sqm approx

Year Built: 2013

To register your interest or to make an offer, scan the code below:

<https://prop.ps/l/yEbZXq6lExqa>

(Please copy and paste the link into your browser)

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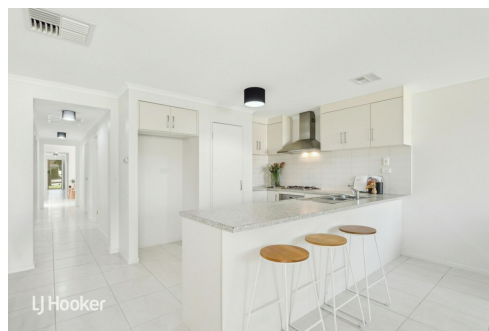
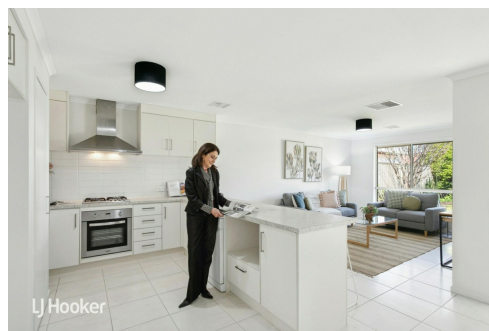
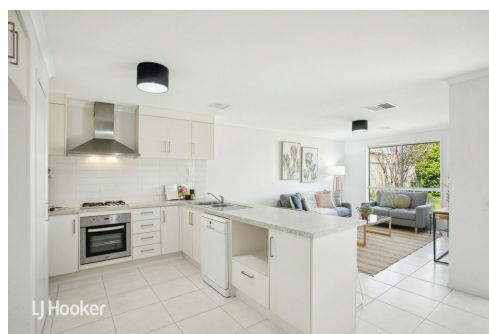
pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Gabrielle Overton to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:- (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

More About this Property

Property ID	60W9FDJ
Property Type	House
House Size	171 m ²
Land Area	364 m ²
Including	Ensuite Dishwasher Built-in-Robes

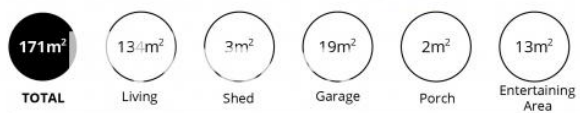
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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